

11,280 SF Warehouse Spaces, Situated on 0.58 Acres



**305 Cox Street,
Roselle, NJ 07203**

FOR ADDITIONAL
INFORMATION CONTACT:

Aron Fulop
646.389.1012
aron@ridgestonere.com

Property Specification

- **Building SF:** +/- 11,280 SF
- **Office:** 1,200 SF - Newly Renovated
- **Loading Docks:** 1
- **Drive Ins:** 1
- **Clear Ceiling Height:** 14'9"
- **Power:** Heavy Power
- Warehouse Fully Air Conditioned
- **Lot Size:** 0.58 Acres
- **Zoning:** Industrial
- **Lease Rate:** Contact for pricing



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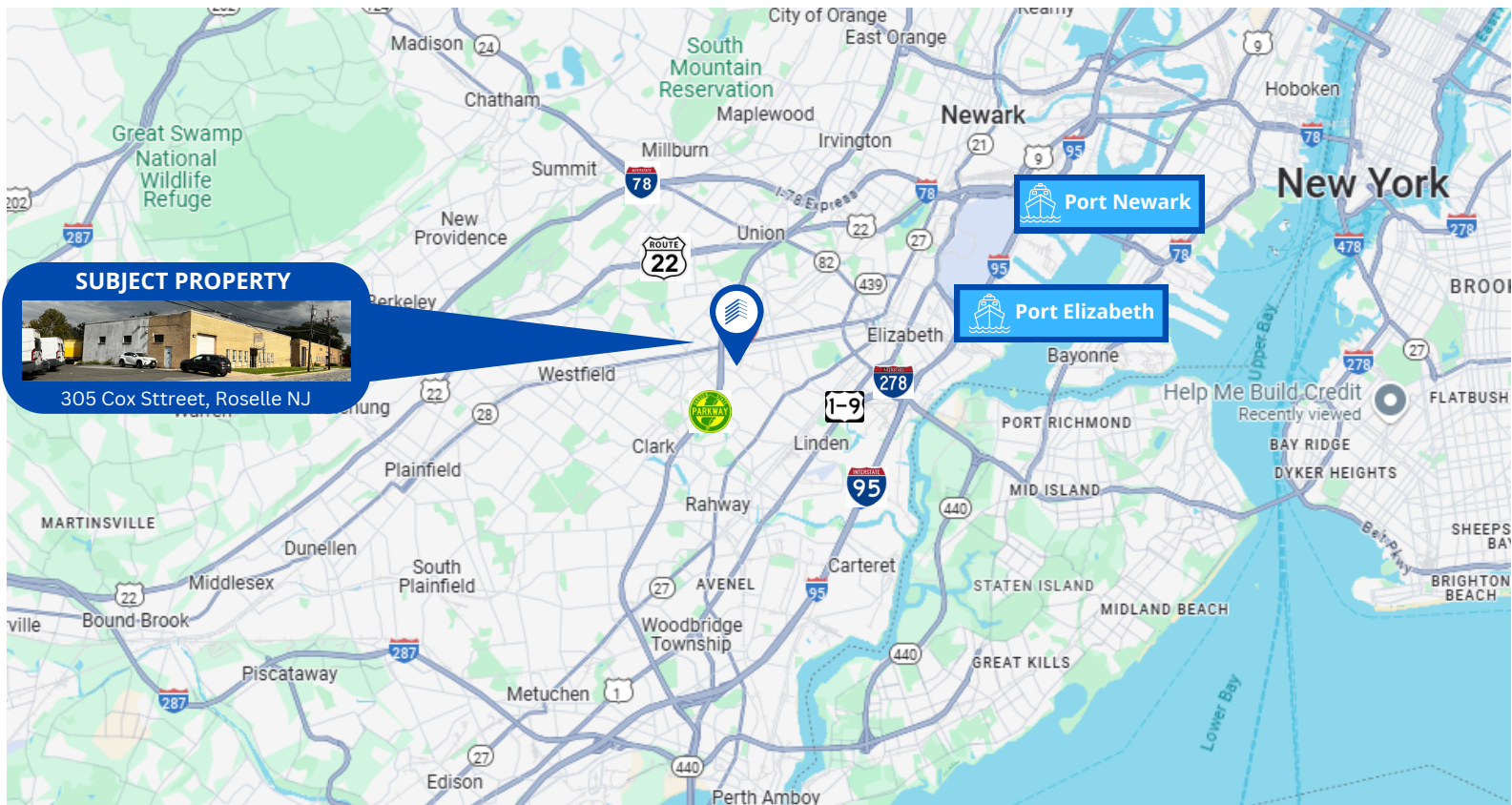


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Location Overview

This property offers quick access to major routes including I-278, Route 1-9, Route 22, the New Jersey Turnpike, I-78, and the Garden State Parkway. It is conveniently located near Newark Airport and seaports, as well as an NJ Transit Station with direct service to NY Penn Station and nearby bus stops. Additionally, Staten Island is accessible via the Goethals Bridge.



1 Mile
GSP



3.6 Miles
1-9



4 Miles
I-278



4 Miles
Route 22



5 Miles
I-95



7 Miles
I-78



15.3 Miles
Ports Newark
& Elizabeth



18.5 Miles
Holland and
Lincoln Tunnels

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ARON FULOP**(646) 389-1012****aron@ridgestonere.com**

Aron Fulop joined the Real Estate Industry back in 2018 and has since transacted approximately \$350MM in Investment and End user sales. He specializes Sale and Lease, covering NY, NJ and PA, specializing on Industrial properties. Already in his career he has transacted numerous high-profile deals and has extensive experience helping clients on both the buyer and seller sides of Commercial real estate. Aron's extensive knowledge of the market and his focus on outworking the competition has allowed him to consistently find the best deals in a highly competitive market place.

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